

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 31, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 31, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 24, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of May 24, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-141 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 034-325-002
Grantor: Urstadt Biddle Properties, Inc.
Property: 15-19 Backus Avenue, Danbury, CT
Project Purpose: Backus Avenue Traffic Signal Hardware Inter-Connect and Upgrade
Item Purpose: Acquisition of approximately 5,819 SF of defined easement area to install and maintain traffic control devices.

Ms. Goodhouse said that this is a 100% federally funded project to upgrade the traffic signals along Backus Avenue, a commercial corridor in Danbury. All traffic signal equipment will be replaced at seven intersections within the project limits as well as the interconnection and integration of the signals into a closed-loop system. No roadway geometric improvements are proposed under this project, and all existing lane configurations will be maintained.

The project requires the acquisition of two easements from Danbury Mall LLC (Danbury Fair Mall) and Urstadt Biddle Properties, Inc. (Danbury Square Mall). The cost estimate for right of way activities is \$370,000. The entire project cost is estimated at \$2,245,000.

DOT proposes to acquire a defined easement to install and maintain traffic devices and appurtenances within an area of 5,819 SF. The easement varies in width, extending along the majority of the road frontage along Backus

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Avenue. No site improvements are affected. There should be no above ground disturbance in this project location.

The appraiser, Anthony John DeLucco reviewed the construction plans in order to determine compensation based on a percentage of full fee value. Based on an investigation of commercial sales in the region, the appraiser determined at value of \$20.00/SF as of March 2, 2012. The sales data is summarized on the following page. The easement value is 5,819 SF x \$20.00/SF x 25% = \$29,095, rounded to \$29,100.

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by DOT.

PRB # 12-142 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 151-302-002
Grantor: Vincent J. Forino, Jr. et al.
Property: 2292 East Main Street, Waterbury, CT
Project Purpose: Replacement of Bridge No. 02448, Route 801 over Beaver Brook
Item Purpose: Acquisition of approximately 2,331 SF, a 497 SF easement to slope, a 3,637 drainage right-of-way and a 1,108 SF temporary work area all for highway purposes.

Ms. Goodhouse said that this is a 100% federally funded project will replace the existing bridge with a precast concrete box culvert ten feet wide by five feet high constructed on the same alignment and location as the existing bridge. The new bridge will provide a 4-foot increase in the existing width between the curbs. The bridge rails and guide rails will be upgraded to current standards. As of 2010, the total cost estimate for the project was \$1 million. The original bridge was built in 1927 as a ten-foot clear span structure.

The subject property is 1.12 acres of commercially zoned land, improved with a 3,190 SF multi-family dwelling. Frontage is 672.23 feet on south side of East Main Street. A portion of the site is leased for parking by an abutting commercial property (east side of subject). There are 3 apartments; the owner occupies the first floor of the building. The current use of the property is an interim use, with the highest and best use being commercial development. The site is bisected by Beaver Brook. DOT proposes to acquire the following land and easements. There will be no negative impact on the structure. The acquisitions were valued on the basis of an appraisal by Anthony John DeLucco (1/13/2012):

Item	Valuation	Total
Taking area	2,331 SF @ \$8.00/SF	\$18,648
Drainage r.o.w.	3,637 SF @ \$8.00/SF x 50%	\$14,548
Easements to slope	497 SF @ \$8.00/SF x 25%	\$ 994
Temporary work area	1,108 SF @ \$8.00/SF x 10% x 2 years	\$ 2,000
Total	\$36,190, say	\$36,200

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-147 **Transaction/Contract Type:** AE / Task Letter

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Project Number:	BI-2B-344	Origin/Client:	DCS/DAS
Contract:	OC-DPW-ARC-0032	Task Letter:	#5A
Consultant:	Tecton Architects, Inc.		
Property:	Various Sites- Hartford		
Project Purpose:	Building Due Diligence Studies		
Item Purpose:	Task Letter #5A to compensate the consultant for additional services related to building due diligence studies.		

Mr. Dillon said that this project involves the completion of technical due diligence studies for the evaluation of the following three buildings located in Hartford. In general, the initial project scope authorized Tecton Architects Inc. ("TAI") to evaluate one (1) existing state building and three (3) buildings currently on the market for possible acquisition and subsequent relocation of state agencies. The analysis for each property included a building conditions assessment report with an emphasis on the building system functionality, needed maintenance and repairs, useful life/replacement costs, anticipated 20-year capital investment plan and code deficiencies.

The scope of the Task Letter #5A is as follows:

- Completion of "chain-drag" testing for the entire parking garage to determine the extent of concrete delamination within the floor slab.
- Additional evaluation and documentation of the de-laminated areas on CAD developed plan sheets.
- Preparation of a final report with analysis, proposed repairs and associated cost estimates.

DCS has confirmed that funding is available for this project and established a project budget of \$250,000 for consulting services and \$20,000 for Agency administration fees. The current fees are all within this budget.

Mr. Dillon recommended approval of the item.

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Norman moved and Mr. Millstein seconded a motion to approve payment to Mr. Josephy for meeting and mileage fees in connection with the review of PRB File #12-137-A. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #12-141 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-141. The motion passed unanimously.

PRB FILE #12-142 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-142. The motion passed unanimously.

PRB FILE #12-147 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-147. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary